

May 16, 2018



CITY OF
TUCSON

Zoning
Administration
Division

Planning &
Development
Services
Department
(PDSD)

Teresa Vasquez
HSL Construction
3901 East Broadway Boulevard.
Tucson, AZ 85701

Dear Ms. Vasquez:

Subject: **IID-17-01/HPZ-18-26** The Flin- Proposed Six-Story Mixed Use/Multi-Family Residential Development- Preservation and Treatment Plan for the Historic Resources of La Placita Village: Cano Drug Store/Hop Lee Laundry Building (Formerly Stables and Flin Building); Samaniego House, Eckbo Landscape-110 South Church Avenue- ((Downtown Core Sub-District, Downtown Infill Incentive District)

Zoning Administration has reviewed your application for Historic Preservation and Rio Nuevo Area Zones Development. Specifically, this application is for a request for review of the Preservation and Treatment Plan for the Historic Resources of La Placita Village. Pursuant to provisions of Section 5.8 and RNA 5.12 of the City of Tucson Unified Development Code, the Preservation and Treatment Plan and the proposed residential development conceptual design have been:

RECOMMENDED to proceed with further review subject to complying with the following Tucson Pima County Historical Commission, Plans Review Subcommittee guidelines:

- 1) Applicant will continue to the Design Review Committee (DRC) for IID review;
- 2) Applicant will return to PRS with detailed architectural drawings and design of the new buildings as specified in the concept plan approval letter dated 8-9-16 for review and recommendation;
- 3) Applicant will show how all the Design Professional's historic concerns are addressed;
- 4) Applicant will respond to all PRS feedback from the meeting of 2-8-18;
- 5) The Historic Property Treatment Plan will be revised to incorporate the pre-Sanborn history of the parcel and submitted to the PRS for review and recommendation;
- 6) Detailed plans for rehabilitation of historic buildings on site will be reviewed by PRS following the timeline provided in the Historic Property Treatment Plan; and
- 7) The Eckbo Landscape's national level of significance will be recognized and considered during the review process.

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This Planning & Development Services Department (PDSD) Director concurrence with these recommendations is intended to keep the project on track for all review processes and does not constitute a decision on the application. If there are any changes to the plans, please call the Zoning Administration staff for historic design reviews, Michael Taku at 837-4963, or Carolyn Laurie at 837 4953 (IID review), to determine the appropriate review option for the changes.

Sincerely,



Scott Clark
Interim Director

SC: MT/IID-17-01
HPZ-18-26

c: Teresita Majewski, Tucson-Pima County Historical Commission, Chair